

Regulatory Definitions

BUILDING SAFETY REGULATOR



Operating within the Health and Safety Executive to oversee ALL building work that requires building control approval, setting standards, enforcement of building regulations (through local authorities), setting competency requirements and establishing duty holder roles.

BUILDING SAFETY ACT



The Act is a major revision and reform to the Building Act 1984. The Act creates a Building Safety Regulator, responsible for the regulation of ALL buildings, with new statutory roles for designers and contractors on all projects and regulation of building control officers.

HIGHER RISK BUILDINGS OR BUILDINGS IN SCOPE

(of the new Building Safety Regime)



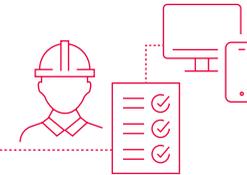
The Act does not exclusively refer to higher risk buildings. However, the new regime introduced by the Building Safety Act includes a strengthened regulatory regime for higher risk buildings, improving accountability, risk-management and assurance.

HIGHER RISK BUILDINGS



- At least 18 metres in height or has at least 7 storeys
- Contains at least 2 residential units, as well as hospitals and care homes above the height threshold in design and construction
- Residential Higher Risk Buildings will be subject to safety case processes and regular safety case reports, needing to be reappraised for occupation regularly

THE GOLDEN THREAD



Designed to be a tool for building owners to manage and operate higher risk residential buildings safely. Requirements relate to the management, recording and accessibility of information about a building that allows someone to understand the building and keep it safe. It also refers to how this information is managed, ensuring that it is accurate, up to date, secure, clear and accessible to those who need it.

ACCOUNTABLE PERSON



- All occupied higher risk residential buildings will be required to have an Accountable Person, who will be legally responsible for ensuring that the fire and structural safety of their building(s) are being properly managed.
- The Accountable Person must identify themselves to the Building Safety Regulator before a higher-risk residential building is occupied.

DUTY HOLDERS



The Building Safety Act introduces new regulations that place duties on those who procure, plan, manage and undertake building work of any kind. Duty holders will need to work together to plan, manage and monitor the design work and the building work, ensure they cooperate and communicate with each other, coordinate work and have systems in place to ensure that all building and design work complies with all relevant building regulations.

CLIENT



The person for whom the work is being done (often the developer or building owner). They will have new statutory duties to take all reasonable steps to assure themselves that those they appoint to work on a project are competent to do that work.

PRINCIPAL CONTRACTOR



A contractor appointed to be in control of the whole project during the construction phase.

PRINCIPAL DESIGNER



Appointed to be in control of ALL design work.

Points Relating to Higher-Risk Buildings

Points Relating to Duty Holders

KEY

■ All Buildings ■ HigherRisk Buildings

